

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 250.2 to permit side yard setbacks of 22' instead of the required 30' and the sum of 44' instead of the required sum of 80'. And 250.4 to permit a setback of 22 feet from a residential zone line in lieu of the required 100 feet.

Previously, I have taught woodshop at Dundalk Community College (community service program) and now I am teaching part time at Essex Community College and Eastern Vocational Technical Center in related fields. Over the years I have invested in the necessary tools to comprise a woodshop. Now I'm in dire need of woodshop and warehouse space. At 9505 Philadelphia Rd. there is more than ample room for the building I proposed, and also plenty of room for ingress, egress, and parking. There will be no thoroughfare open to the public, but only of private use by myself. I can't obtain a building permit because of rule 250.2 Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

For Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Michael J. Svezese, Jr.

(Type or Print Name)

Signature

(Type or Print Name)

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RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER

SE/S of Philadelphia Rd., 546.67'

SW of Centerline of Middle River

Rd., 15th District

MICHAEL J. SVEZESE, JR.,

Petitioner

Case No. 84-166-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman *John W. Hessian, III*

Peter Max Zimmerman

Deputy People's Counsel

John W. Hessian, III

People's Counsel for Baltimore County

Rm. 223, Court House

Towson, MD 21204

474-2158

I HEREBY CERTIFY that on this 9th day of December, 1983, a copy of the foregoing

Order was mailed to Mr. Michael J. Svezese, Jr., 9505 Philadelphia Rd., Baltimore, MD

21237, Petitioner.

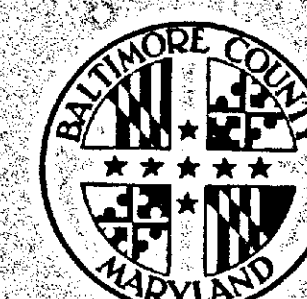
John W. Hessian, III

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner

Date: December 13, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Michael J. Svezese, Jr., 84-166-A

This office is not opposed to the proposed use here. If granted, it is requested that landscaping/screening be required. Further, it should be noted that unless a waiver is obtained, the property must be submitted to the County Review Group for processing.

Norman E. Gerber
Director of Planning and Zoning

NEG:JG/cav



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #99 (1983-1984)
Property Owner: Michael J. Svezese, Jr.
S/ES Philadelphia Rd. 546.67' S/W from center-
line Middle River Rd.
Acres: 70 X 626 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Philadelphia Road (Md. 7) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

A tributary to White Marsh Run traverses this property. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 21, 1983

Mr. Michael J. Svezese, Jr.
9505 Philadelphia Road
Baltimore, Maryland 21237

RE: Item No. 99 - Case No. 84-166-A
Petitioner - Michael J. Svezese, Jr.
Variance Petition

Dear Mr. Svezese:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast side of Philadelphia Road southwest of Middle River Road in the 15th Election District, the subject property is presently improved with two individual dwellings. Surrounding properties are improved with dwellings and a large warehouse building in the southwest, while to the north, directly across from this property, is a shopping center.

In view of your proposal to construct a warehouse building to the rear closer to the side property and zoning lines than permitted, this hearing is required.

Particular attention should be afforded to the comments of the State Highway Administration and Fire Department. For further information on said comments, you may contact Mr. George Wittman, 659-1351, and Captain Joe Kelly, 494-3985, respectively.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

NBC:hsc
Enclosures

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of October, 1983.

Arnold Jablon
Zoning Commissioner

Petitioner Michael J. Svezese, Jr. Received by
Petitioner's Attorney *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

Mr. Michael J. Svezese, Jr.
9505 Philadelphia Road
Baltimore, Md. 21237

ORDER RECEIVED FOR FILING

DATE

10-25

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 16, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Michael J. Svezese, Jr.
9505 Philadelphia Road
Baltimore, Maryland 21237

Chairman

RE: Item No. 99
Petitioner - Michael J. Svezese, Jr.
Variance Petition

Dear Mr. Svezese:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

State Highway Administration - Geo. Wittman - 659-1350
Zoning Office - N. Commodari - 494-2391.

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

January 6, 1984

Mr. Michael J. Svezese, Jr.
9905 Philadelphia Road
Baltimore, Maryland 21237

IN RE: Petition Zoning Variance
SE/3 of Philadelphia Road, 546.67'
SW of the centerline of Middle
River Road - 15th Election District
Michael J. Svezese, Jr., Petitioner
Case No. 84-166-A

Dear Mr. Svezese:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

NJ/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

December 6, 1983

Mr. Michael J. Svezese, Jr.
9505 Philadelphia Road
Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variance
SE/S of Philadelphia Road, 546.67'
SW of the c/l of Middle River Rd.
Case No. 84-166-A

TIME: 10:30 A.M.

DATE: Wednesday, January 4, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

ARNOLD JABLON
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 27, 1983

Mr. Michael J. Svezese, Jr.
9505 Philadelphia Road
Baltimore, Maryland 21237

Re: Petition for Variance
SE/S Philadelphia Rd., 546.67' SW
of c/l of Middle River Rd.
Case No. 84-166-A

Dear Mr. Svezese:

This is to advise you that \$60.37 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121549

DATE 1/14/84 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED Michael Svezese Jr.
FOR Advertising & Posting Case # 84-166-A
10th

6 046*****1006610 8146A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124060

DATE 1-4-84 ACCOUNT R-01-615-000

AMOUNT \$60.37

RECEIVED Michael Svezese Jr.
FOR Advertising & Posting Case # 84-166-A
10th

6 046*****003710 8046A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 12/16/83
Posted for: Michael J. Svezese, Jr.
Petitioner: Michael J. Svezese, Jr.
Location of property: SE/3 of Philadelphia Rd., 546.67'
SW of c/l of Middle River Rd.
Location of Signs: Front 6 signs (6505 Philadelphia Rd.)
Remarks:
Posted by: Arnold Jablon Date of return: 12/23/83
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 15, 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on December 15, 1983, before the 15th day of December, 1983, the first publication appearing on the 15th day of December, 1983.

THE JEFFERSONIAN
S. Lash Smith
Manager.

Cost of Advertisement, \$ 24.50



Petition For Variance 15th Election District ZONING: Petition for Variance

LOCATION: Southeast side of Philadelphia Road, 546.67' SW of the centerline of Middle River Road.

DATE & TIME: Wednesday, January 4, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to permit side yard setbacks of 25 ft. instead of the required 35 ft. and to permit a setback of 25 ft. from a residential zone line in lieu of the required 100 ft.

The Zoning Regulation to be accepted as follows: Sections 206.3 and 4 - side yard setbacks and distance to a residential zone in a R-1.5 zone.

All that parcel of land in the Fifteenth District of Baltimore County

beginning for the same on the southeast side of Philadelphia Road at the distance of 546.67 feet southeast of the centerline of Middle River Road and running the following courses and distances:

1. 25 ft. to the point of beginning. Daving and accepting this portion of the lot which is zoned R-1.5, in the 15th Election District.

Known as 9505 Philadelphia Road.

Being the property of Michael J. Svezese, Jr., as shown on plat filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing on above or made at the hearing.

By Order Of
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., Jan 15, 1983

This is to Certify, That the annexed

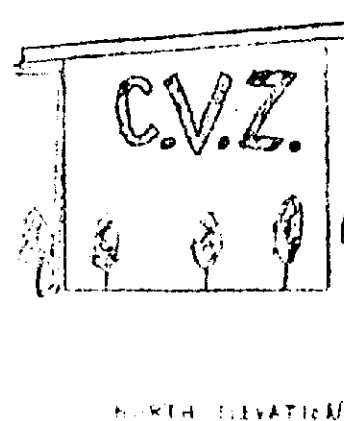
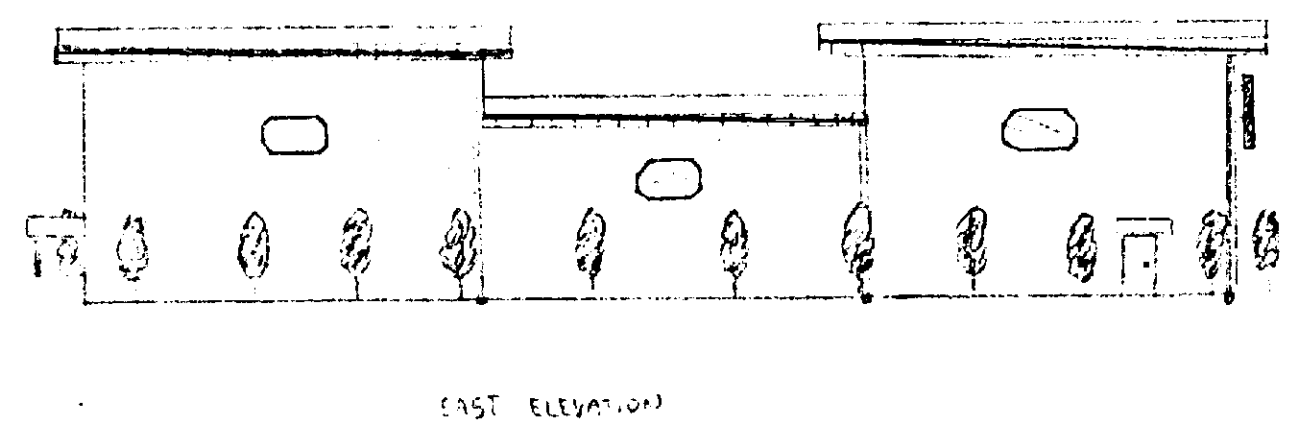
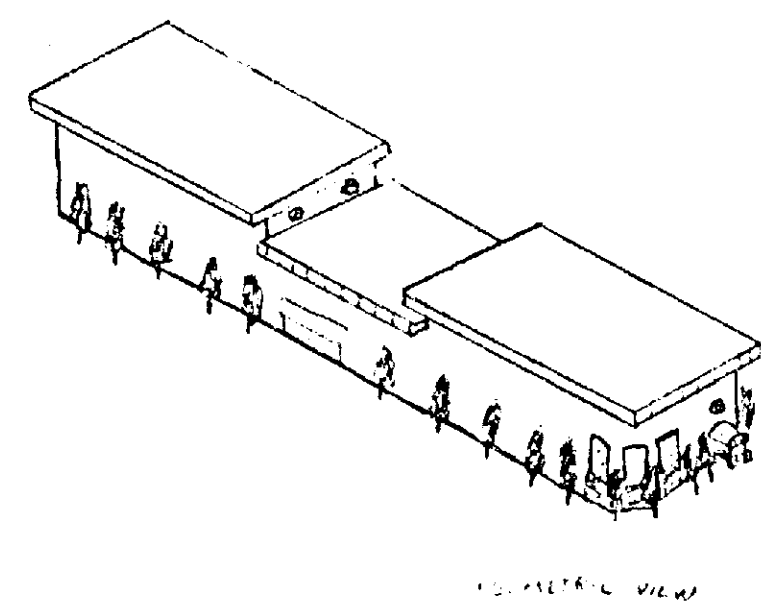
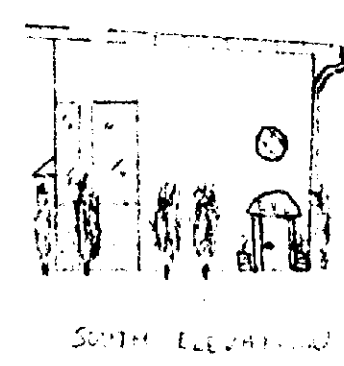
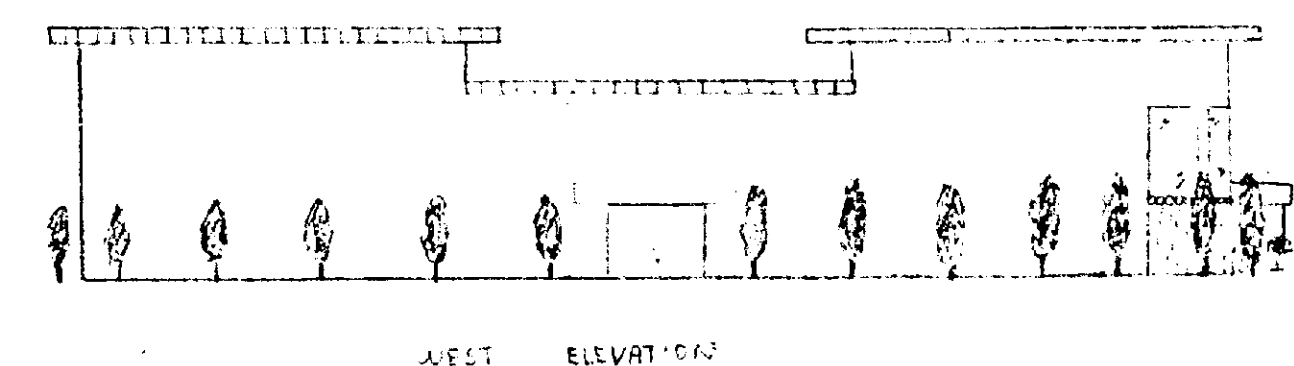
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 15th day of

December, 1983

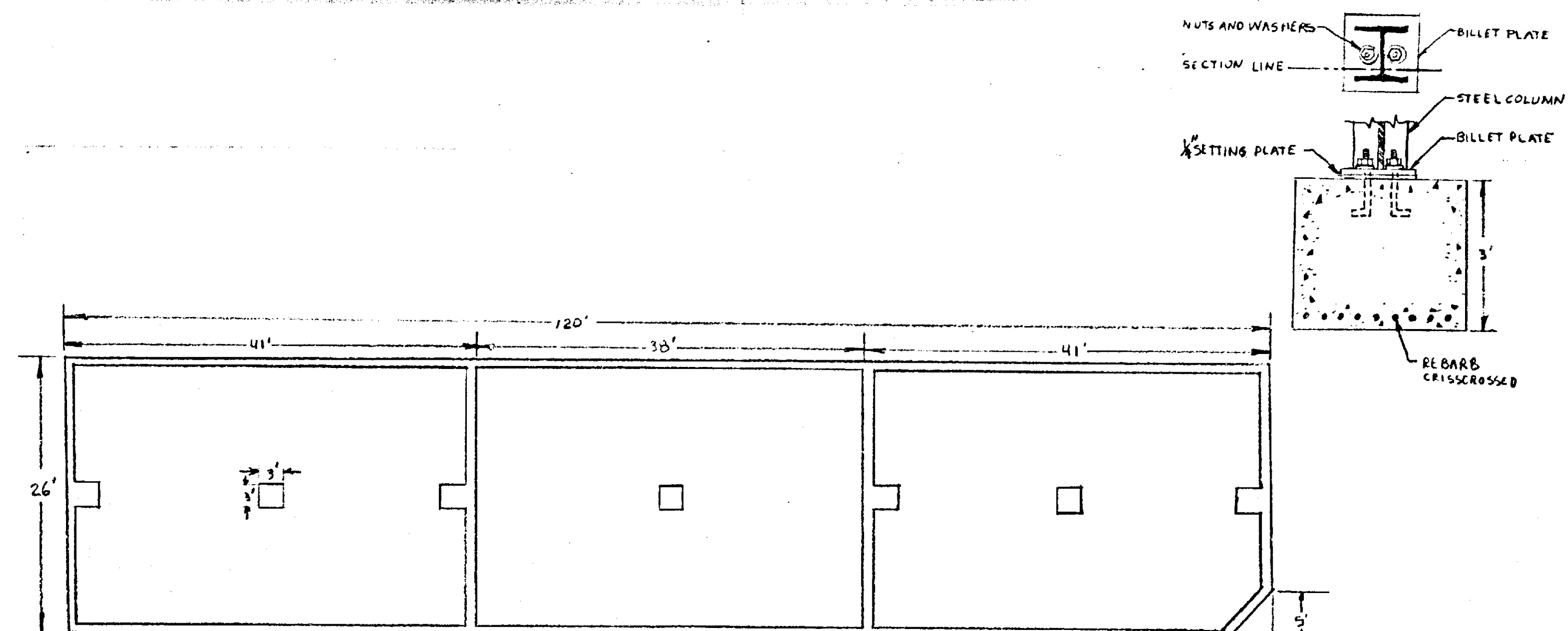
Publisher.



CVZ WOODSHOP WAREHOUSE EXHIBIT 3

CVZ WOODSHOP WAREHOUSE	SCALE 1" = 10'	DRAWN BY CVZ ENT.
ELEVATION PLAN	REVIS	REVISED
9505 PHILADELPHIA RD.	DATE 11/10/83	APPROVED BY
DRAWING NUMBER 002		

MADE IN U.S.A.

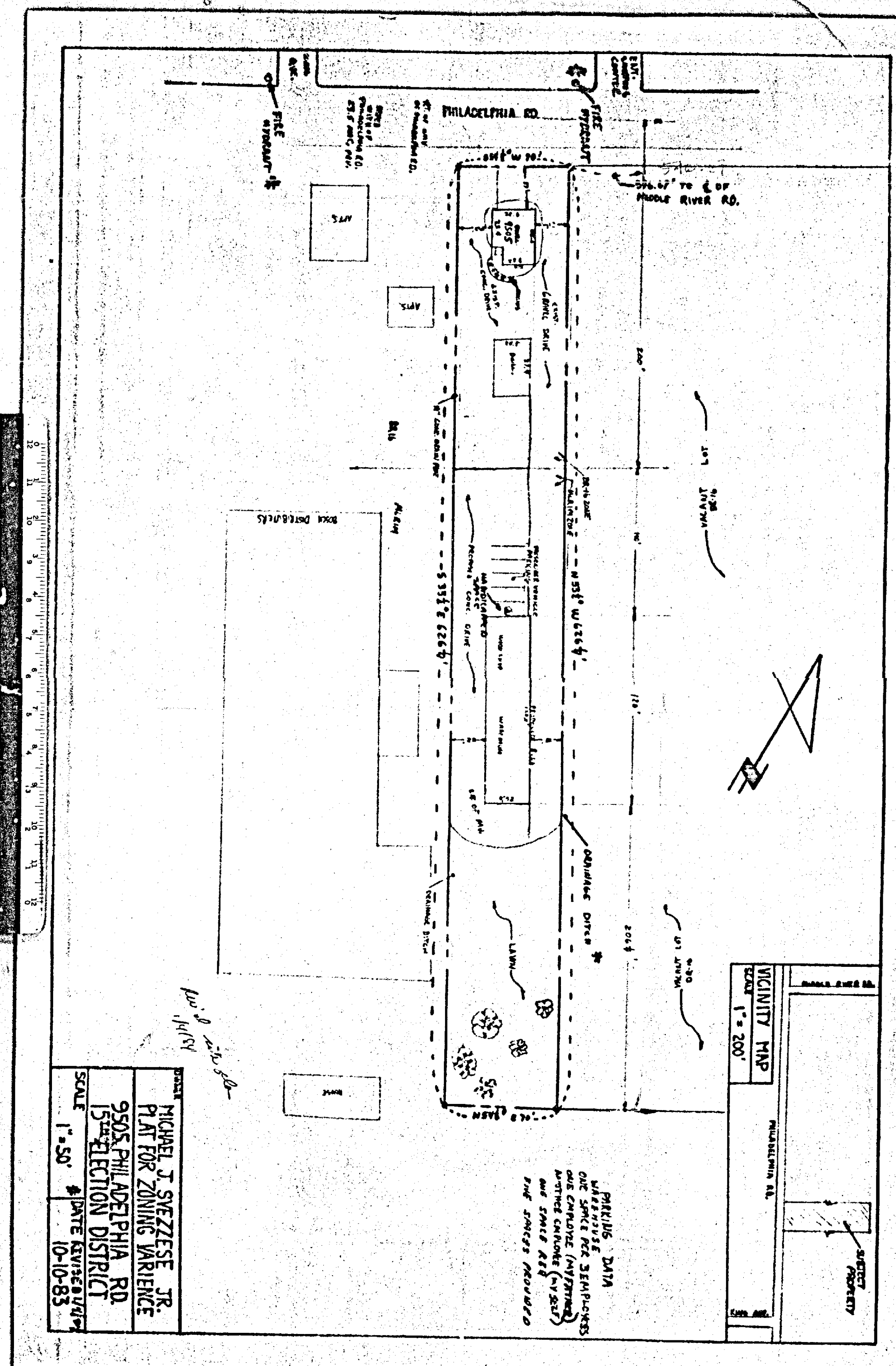
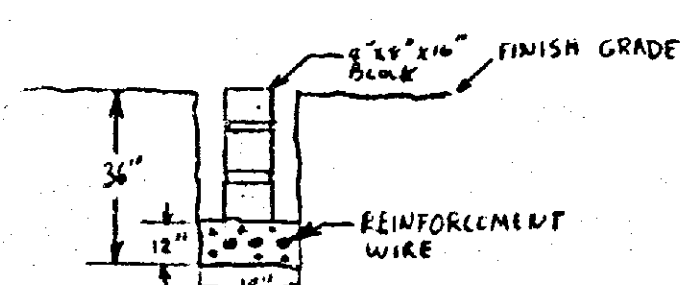


CVZ WOODSHOP WAREHOUSE EXHIBIT 4

CVZ WOODSHOP WAREHOUSE	SCALE 1" = 10'	DRAWN BY CVZ ENT.
FOSTER PLAN	REVIS	REVISED
9505 PHILADELPHIA RD.	DATE 11/10/83	APPROVED BY
DRAWING NUMBER 004		

MADE IN U.S.A.

NOTE: OUTSIDE OF BLOCK IS PARGED WITH WATER PROOF CEMENT, THEN COATED WITH FOUNDATION TAR, AND COVERED FELT ROOFING PAPER.



MICHAEL J. SNEZZESE JR.
PLAT FOR ZONING VARIANCE
9505 PHILADELPHIA RD.
15TH ELECTION DISTRICT
SCALE
1" = 50'

PETITIONER'S EXHIBIT 1